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TOGETHER WITH ALL AND SINGULAR the buildings, improvements, rights, ways, privileges and appurtenances thereunto belonging or in anywise appertaining.

PROVIDED that the said principal sum of money loaned aforesaid, and the interest thereon shall be paid when due, and if all the covenants herein mentioned shall be performed, then this mortgage shall be void.

AND PROVIDED that until default be made in the premises, the said Bradley H. Dudrow and Birdie J. Dudrow, his wife, their heirs, personal representatives, or assigns, shall possess the mortgaged premises as of their present estate therein.

AND PROVIDED that if default shall be made in the payment of the said principal or interest, in whole or in part, when due, or upon any default being made in the performance of any covenant or condition of this mortgage, then the whole mortgage debt hereby secured shall thereupon be deemed due and payable, and it shall be lawful for the said E. Genevieve Thomas, her personal representatives or assigns, to sell the said property and premises hereby mortgaged either on the premises or at the Court House door in Frederick, Maryland, by public auction for cash, after having given at least three weeks previous notice of such sale by advertisement inserted at least once a week in some newspaper published in Frederick County, stating the time, place, manner and terms of sale, and such other notice, if any, as the person or persons making said sale shall elect; and to apply the proceeds of such sale to the payment, in the first place of all expenses of such sale, including the usual Chancery commissions and a reasonable counsel fee, and then to the payment of the mortgage debt in full, with all interest thereon up to the time of payment, and the surplus, if any, to pay the same to the said Bradley H. Dudrow and Birdie J. Dudrow, his wife, their personal representatives or